

48-228

PK 7113PG177

WARRANTY DEED
033990

NO TRANSFER
TAX PAID

KNOW ALL MEN BY THESE PRESENTS, that Raoul A. Giguere and Stella Giguere, of Waterville, State of Maine in consideration of one dollar and other valuable consideration paid by Paul J. Giguere, of Washington, D.C. and Stephen R. Giguere of Darmstadt, Germany, as joint tenants and not as tenants in common, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Paul J. Giguere and Stephen R. Giguere, their heirs and assigns forever, a certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

PARCEL I:

A lot or parcel of land with the buildings thereon, situated in said Waterville, County of Kennebec and State of Maine, it being the former homestead of the late Edmund F. Webb located at the corner of Center and Pleasant Streets and bounded and described as follows, to wit:

Beginning at the intersection of the northerly line of Center Street with the easterly line of Pleasant Street, thence running northerly in the easterly line of Pleasant Street to the southwesterly corner of land formerly owned by James M. Stevens to the center of the driveway which lies one half upon the premises hereby conveyed and the other half upon said land formerly of said Stevens; thence easterly in the southerly line of said land formerly of said Stevens along the center of said driveway to land now or formerly of Alpheus W. Flood; thence southerly in the westerly line of said land formerly of said Flood to the northerly line of Center Street; thence westerly in the northerly line of said Center Street to the point of beginning.

MEANING AND INTENDING to convey the same premises as conveyed to Raoul A. Giguere and Stella Giguere by Warranty Deed of Raoul A. Giguere dated April 3, 1992 and recorded in the Kennebec County Registry of Deeds in Book 4100, Page 106.

PARCEL II:

Also another lot or parcel of land situated in said Waterville, County of Kennebec and State of Maine bounded and described as follows:

Beginning at a pin in the easterly line of Pleasant Street, said point being the northwest corner of land of Grantors. Thence easterly in the southerly line of land of Grantors along the center of said driveway to land now or formerly of Alpheus W. Flood to a pin; thence northerly in the west line of said Flood two (2') feet; thence westerly approximately seventy (70') feet to a point in the easterly line of Pleasant Street; said point being five (5') feet northerly from point of beginning in the easterly line of Pleasant Street; thence southerly along said easterly line of Pleasant Street a distance of five (5') feet to the point begun at.

MEANING AND INTENDING to convey the same premises as conveyed to Raoul Giguere and Stella Giguere by Deed of Kevin Newman dated May 9, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5154, Page 191. The purpose of this deed, in

48-228

PK 7113PG178

addition to the conveyance of land contained therein, was to also extinguish the mutual easement of the parties, their heirs and assigns, over said driveway as referred to in Book 4100, Page 106.

Excepting and reserving however, for the benefit of the Grantors herein, the right to use and occupy the said real estate during the remaining years of their lifetime and the lifetime of the survivor of them, this being the reservation of life estate. During such period of life use, the said Grantors or the survivor of them will pay the real estate taxes as assessed against the premises, the cost of fire or homeowners insurance coverage and the expense of utilities and heating the dwelling house. The Grantors shall be responsible for the cost of repairs and ordinary maintenance.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Paul J. Giguere and Stephen R. Giguere, their heirs and assigns, to them and their use and behoof forever.

AND we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey to the said Grantees to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Paul J. Giguere and Stephen R. Giguere, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said **Raoul A. Giguere** and **Stella Giguere** have hereunto set our hands and seals this 21 day of October, 2002.

Signed, Sealed and Delivered
in presence of

M L

Raoul A. Giguere
Raoul A. Giguere

to B. L.

Stella Giguere
Stella Giguere

STATE OF MAINE
Kennebec, ss.

October 21, 2002

Personally appeared the above named **Raoul A. Giguere** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

M L
-Notary Public/Attorney at Law

PAUL J. GIGUERE
Maine Attorney At Law
Printed Name

RECEIVED KENNEBEC SS.

2002 OCT 24 AM 9:00

ATTEST: Beverly Charles Hillman
REGISTER OF DEEDS